

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMING MINOR MODIFICATION OF THE
SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted on September 23, 1965, and approved by the City Council on December 6, 1965, and requires the development of land in compliance with the Regulations and Controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications", provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, the "Proposed Zoning Map" of said Urban Renewal Plan designates the area containing Parcel RC-4 as L-2 and the area containing Parcel RC-5 as L-2 and H-3:

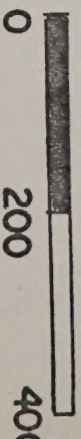
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Proposed Zoning Map" of the South End Urban Renewal Plan is hereby modified to change the proposed zoning for Parcel RC-4 from L-2 to H-5-U.
2. That the "Proposed Zoning Map" of the South End Urban Renewal Plan is hereby modified to change the proposed zoning for Parcel RC-5 from L-2 and H-3 to H-3-U.
3. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That the Director be and hereby is authorized to proclaim by Certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

6. That the Boston Redevelopment Authority hereby approves the sub-district and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that the area encompassed and shown on the attached Plan as RC-4 is established as an H-5-U district and that the area encompassed and shown on the attached Plan as RC-5 is established as an H-3-U district.



PLAN OF LAND
SOUTH END AREA
R-56



AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY

5-11

MEMORANDUM

JUNE 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD there were changes made in Housing Innovations' proposal in order to make the development feasible for Federal funding. The proposal calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 90 units of primarily elderly housing. Parcel RC-5 will contain 91 units of which 66 units will be one-bedroom, 20 units will be two-bedroom, and 5 units will be multi-bedroom.

On February 8, 1973, the Board voted to modify the South End Urban Renewal Plan in order to permit the construction of these buildings as proposed. At that time it was uncertain as to what zoning changes would be most appropriate to effectuate this development. It is now, however, proposed that the "Proposed Zoning Map" be amended and the Zoning Commission be petitioned to change the existing and proposed zoning for these two development sites.

At present, Parcel RC-4 is in an L-2 zone and Parcel RC-5 lies both within an L-2 and H-3 zone. The "Proposed Zoning Map" calls for the continuation of the existing zoning districts for the area now comprised of these two parcels. However, due to the elderly housing development proposed on Parcel RC-4 a change in zone is advised in order to permit the higher density inherent in any elderly development. Therefore, in keeping with the development proposal, Parcel RC-4 should be changed to an H-5 zoning district. As Parcel RC-5 splits two zoning districts, it would clarify any zoning

determination to change the designation of that portion of the site which is at present in an L-2 district to an H-3 zoning district. Thus, the whole Parcel RC-5 would be in an H-3 district which is consistent with the fact that the whole area is predominantly H-3.

In order to best reflect the proposed development in these two sites, it is further suggested that the "Proposed Zoning" be amended to designate these sites as a "U" (Urban Renewal Subdistrict) district. As the proposed development is not feasible without the proposed unit count, this "U" district will permit development to proceed without the restrictions of certain dimensional requirements. Both of these amendments to the "Proposed Zoning Map" are in keeping with the intent for zoning consistency and new development in the South End.

In the opinion of the General Counsel, the proposed modifications are minor Plan changes and do not substantially or materially alter or change the basic Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached Resolution proclaiming the Minor Modification of these parcels and petition the Zoning Commission to effectuate the change.

An appropriate Resolution is attached.

Attachment